

APPLICANT: PARKVIEW L. L. C.

(1) RU-1 to RU-1M(a)

OR IN THE ALTERNATIVE:

(2) RU-1 to RU-1M(b)

(3) Applicant is requesting to permit four lots with a frontage of 50' (60' required).

(4) Applicant is requesting to permit six single-family residences each setback 5' (6' required) from all the interior side property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Benchmark Custom Builders," as prepared by In-Site Design Group, Inc., consisting of 14 sheets and dated stamped received 9/20/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 171.44' of the south 322.46' of the NW ¼ of the SE ¼ of the SE ¼ of Section 6, Township 53 South, Range 42 East, less the east 25' and the south 25' thereof.

LOCATION: 883 N.E. 89 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1 Acre

RU-1 (Single-Family Residential)

RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

RU-1M(b) (Modified Single-Family 6,000 sq. ft. net)